

Proposed New Town Hall



Cheaper to build now than later Costs lower now than future

Bond costs historic lows (under 4% borrowing)
Construction costs remain low
As economy improves both will go higher

Why do we need to build a Town Hall?

- 1. Fixing the former Town Hall is too expensive, uncertain, and inefficient
- 2. Staying at the temporary rented space is costly, inadequate, & uncertain after lease ends
- 3. Building 1 story town office space sized to need behind former town offices is best option.



Renovate former town offices keeping brick look, \$3,740,000

Need to address:

Energy

ADA

Air Quality

Upgrade wiring & cables

Sloped Roof

Kept many old systems

No guarantee fix problems

2011 Defeated 507y-905n, needed 902 y to pass



Renovate former town offices partial rehab, covers outside with foam \$2,330,000



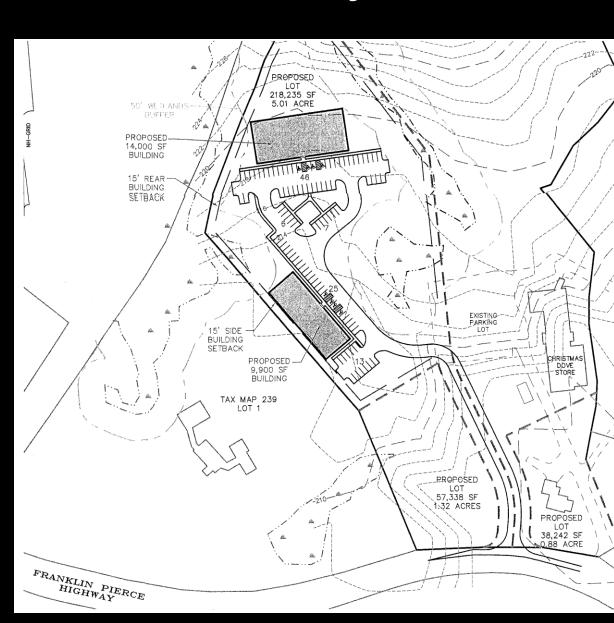
Kept old flat roof
 Cover bricks, changes
 look

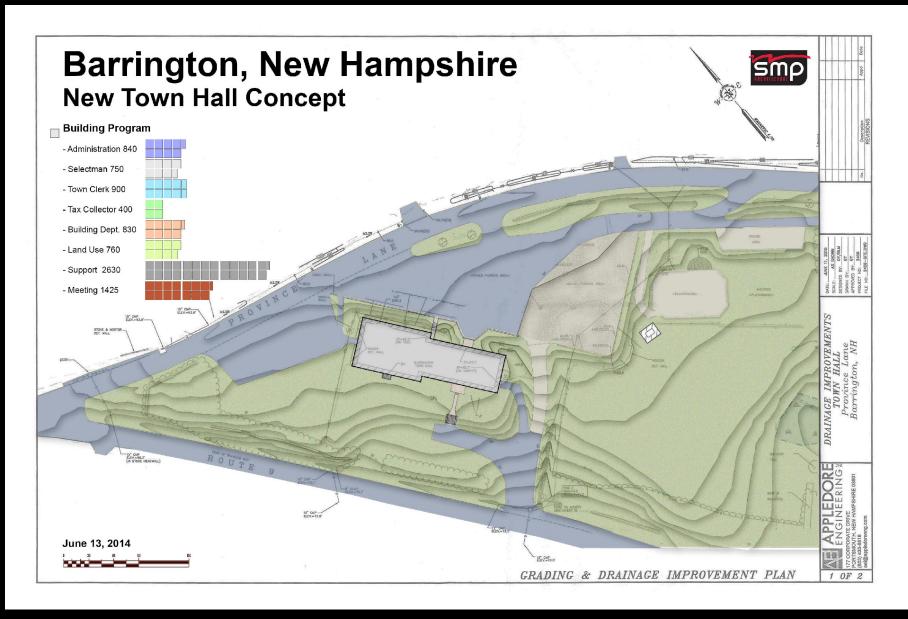
Upgrades inside

- Fix ADA, Energy, Air
 Quality but, no guarantee
 fix all the problems
- Defeated 614y-668n,
 needed 855 to pass

Christmas Dove site rejected

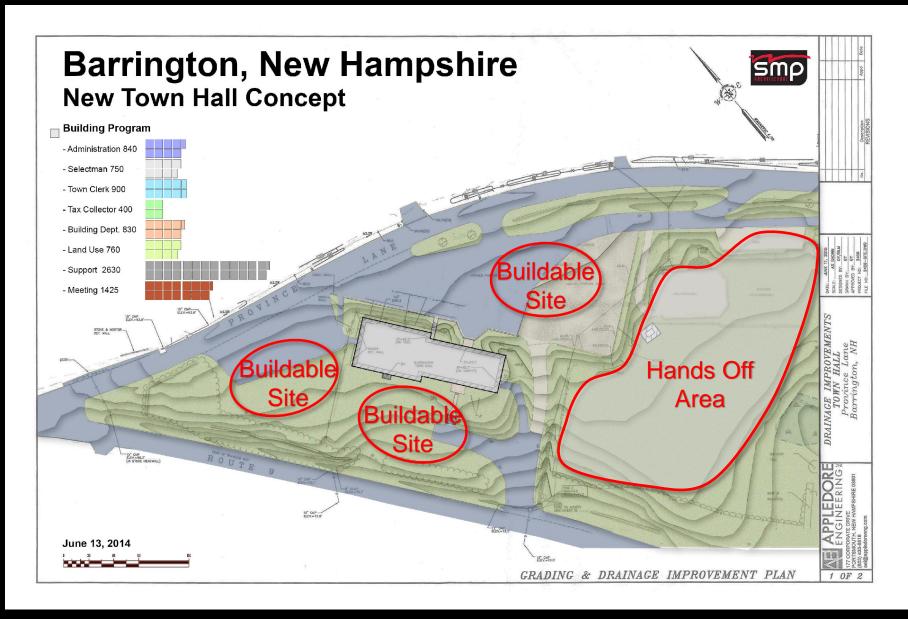
- Land is now for sale
- 2 Town buildings do not fit there
- Bank has not gone forward
- Uncertain added costs road, clearing, etc.











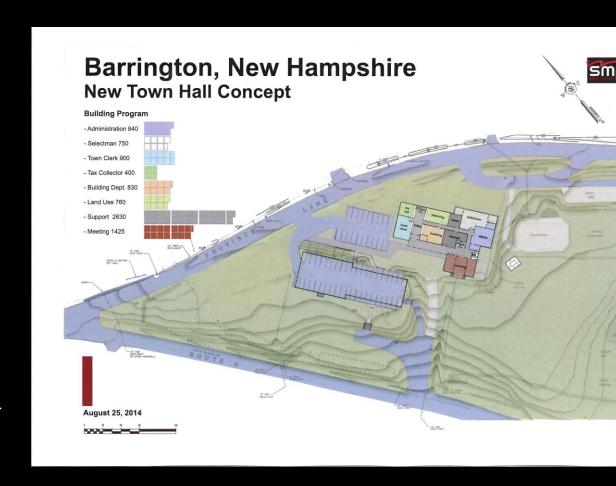




Geographic center & close other services

Lower site construction costs

Room for both Library and Town Hall buildings



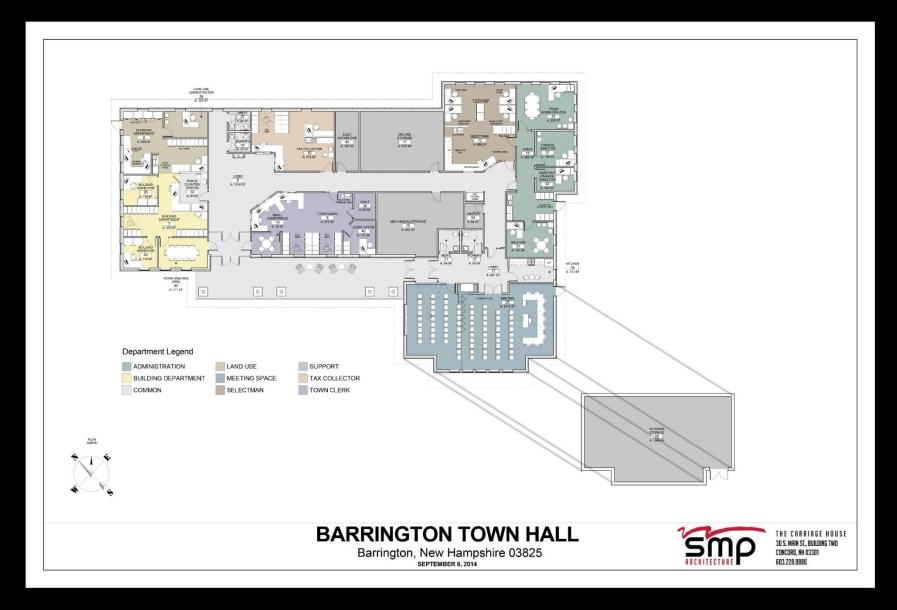
Town owns

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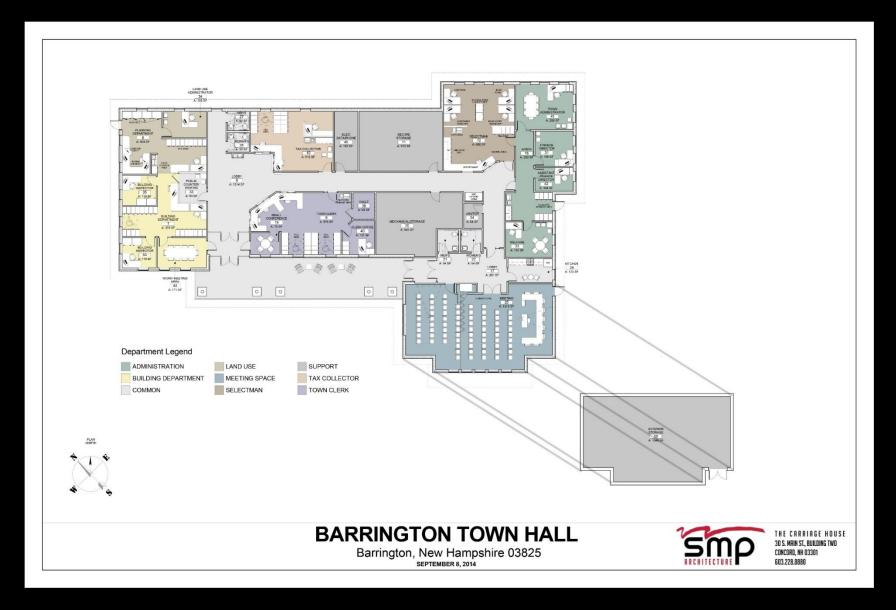


Space Needs Study done

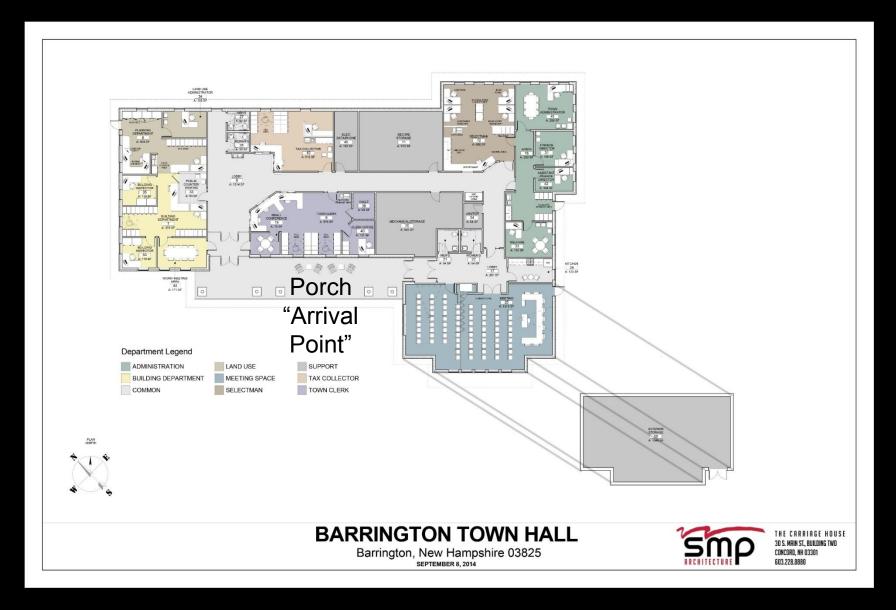
- More efficient use of space than former TH
- Much more efficient for energy use
- One floor for ADA access
- Meeting rooms can be separately used
- Storage, bathrooms for Recreation, future expansion



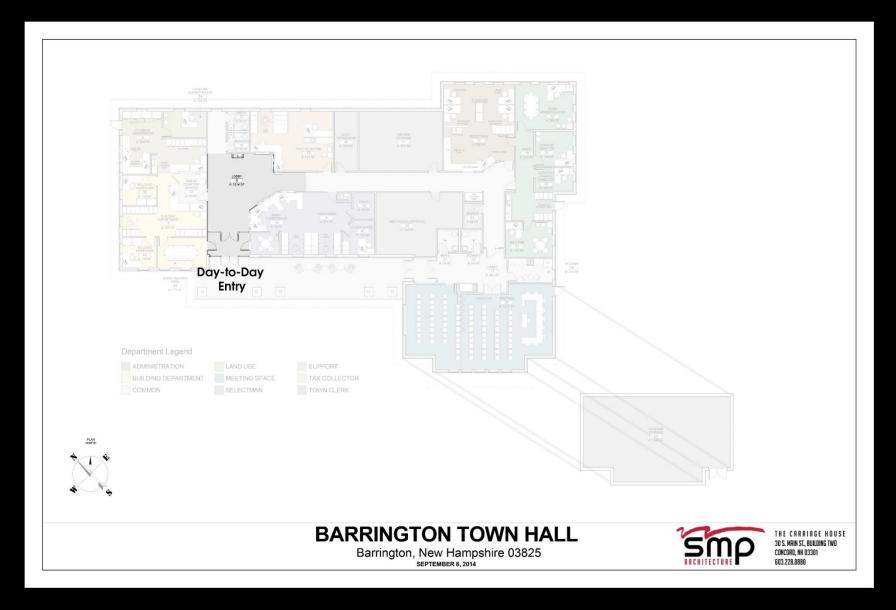




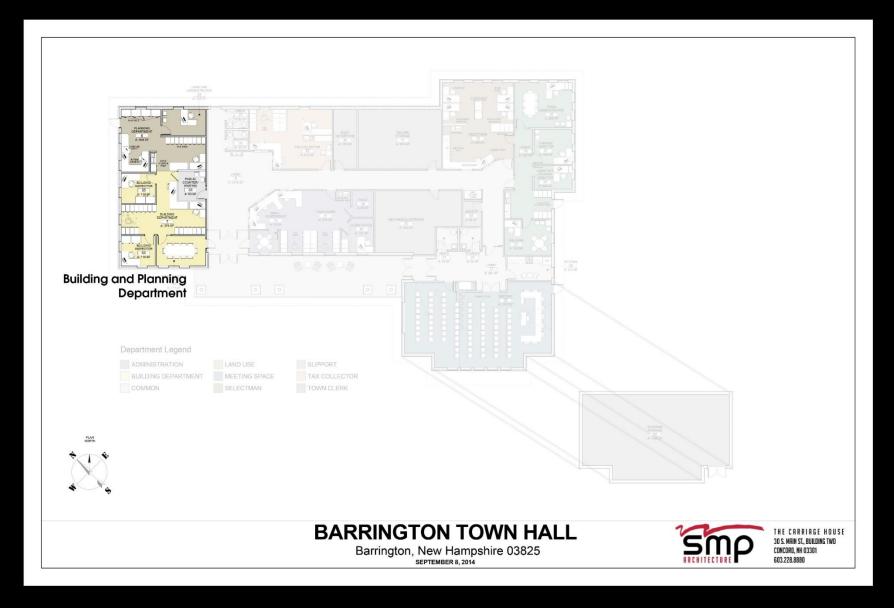




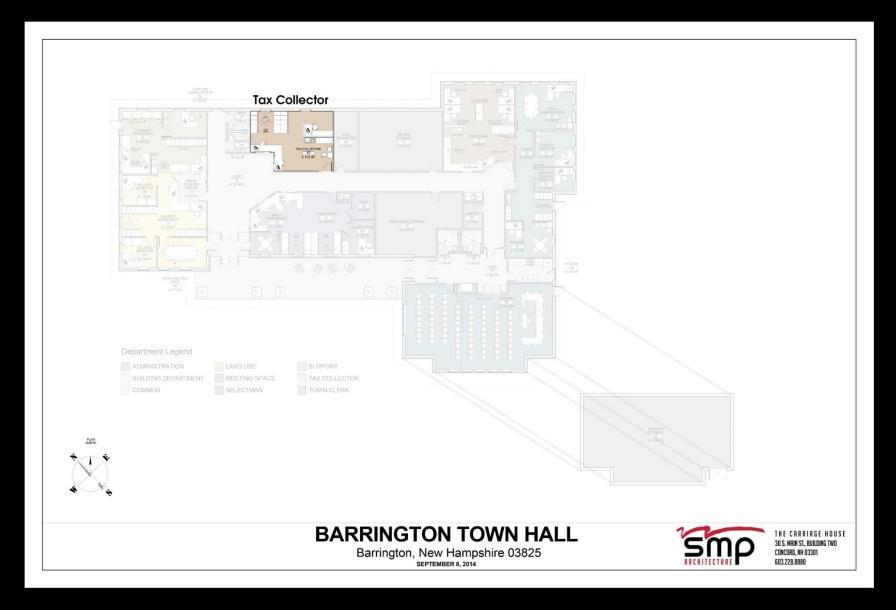




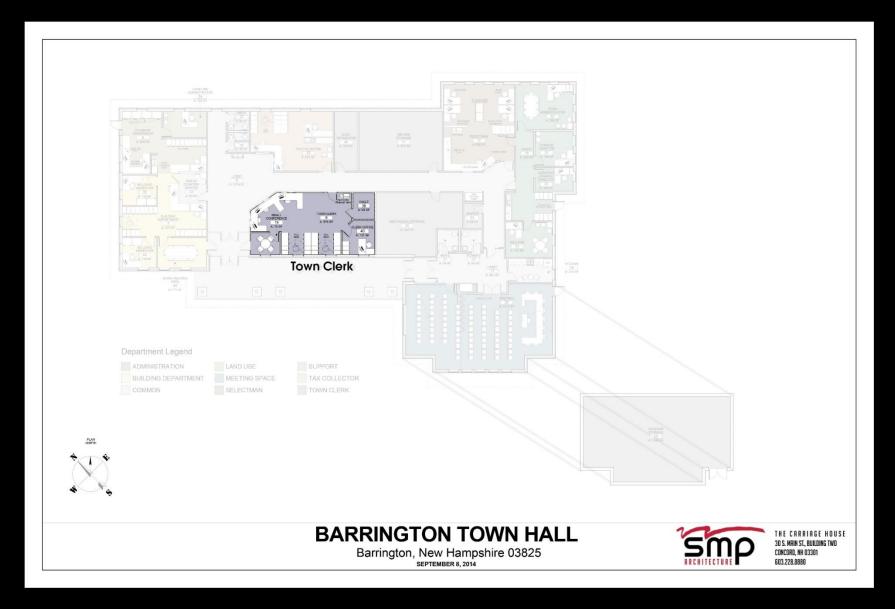




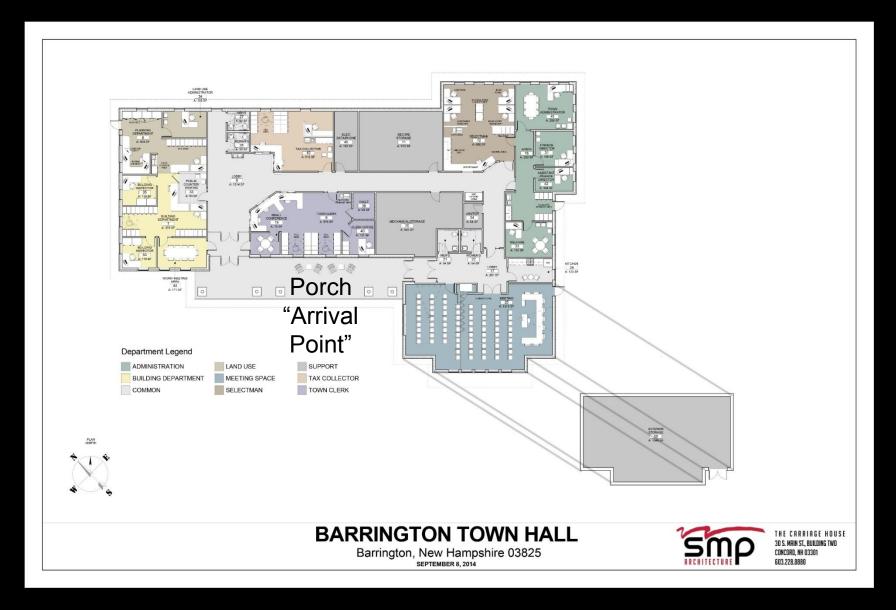




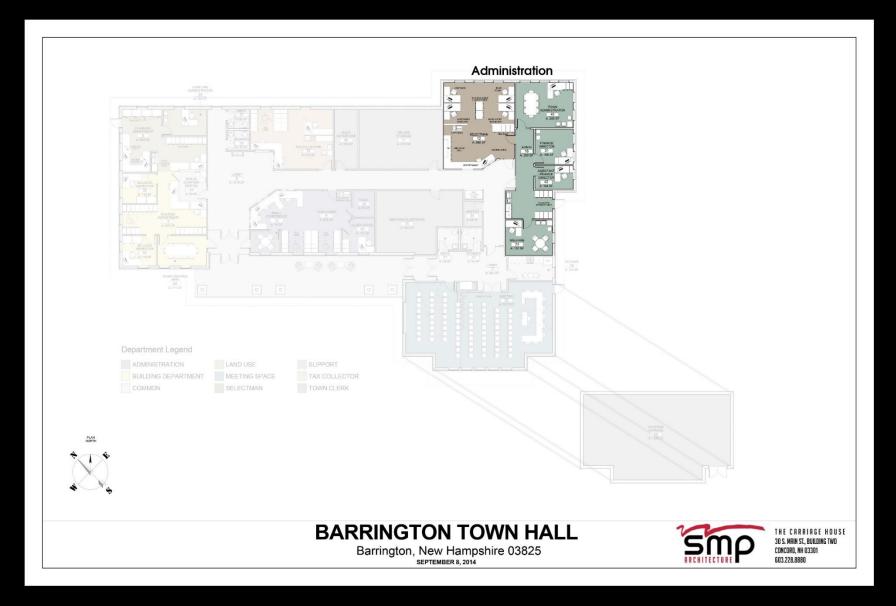




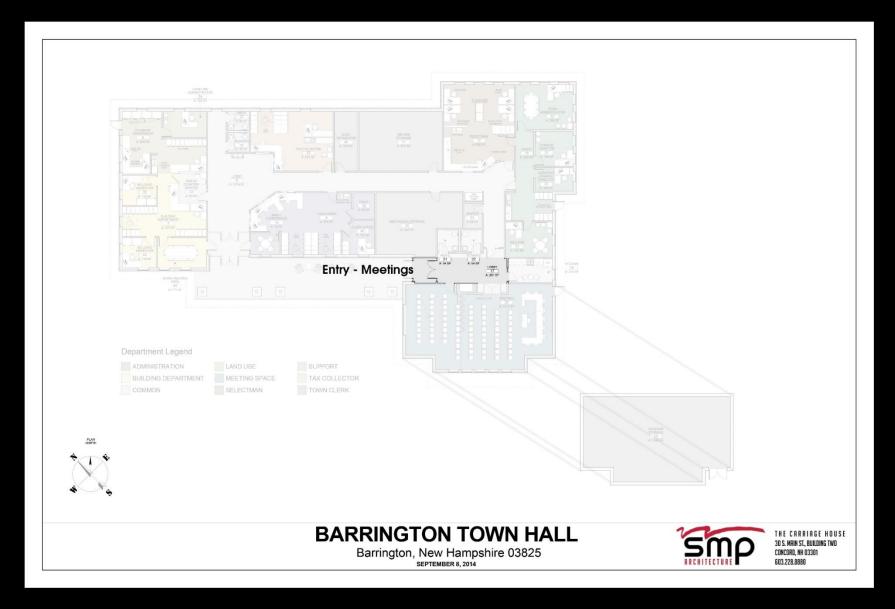




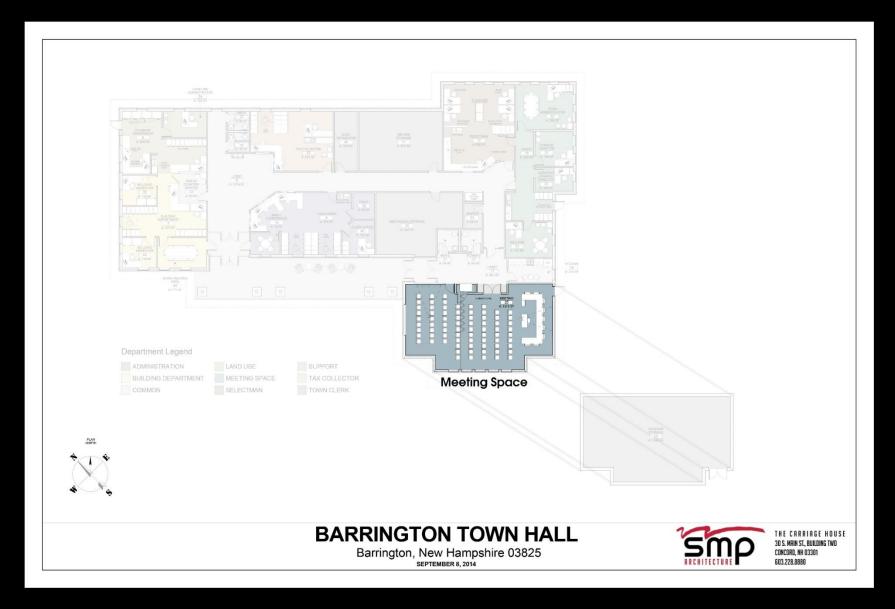














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Price under \$2,500,000

- Includes construction of building and all associated costs
- Bond is "Up to" and will be lower if project comes in under budget
- Savings from rent, and engineering costs
- No impact 2015 taxes
- Expected impact future years onward about 15 cents/1000, \$37.50 on \$250,000 home.



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